



WINDERMERE & BOWNESS TOWN COUNCIL

Representing the interests of the communities of Windermere, Bowness and Troutbeck Bridge

Minutes of the Meeting conducted via Zoom of the Planning sub-committee 27th January 2021 at 7pm

Minute No	
	Participants: Cllrs Jenny Borer (Chair), Adrian Legge, Christine Cook, Cath Musetti. Cllrs Marina Davis and Peter Hamilton (as observers). Also Julie Hartley, Town Clerk & 2 members of the public
229.	Apologies for Absence Accepted: Cllrs Alan Hands & Sandra Lilley
230.	Minutes: The minutes of the meeting held on 16 th December 2020 were approved for signature.
231.	Declarations of Interest: Cllr Cath Musetti in planning application 7/2020/5794 (family connections).
232.	Requests for Dispensations: NONE RECEIVED
233.	Public & Town Councillor Input: A) A number of letters have been received objecting to the revised application (7/2020/5794) for the land to the North of Rayrigg Rise and asking the sub-committee to recommend refusal. The original application (no 7/2020/5478) was rejected by the LDNPA and the Town Council recommended refusal. The objection letters focus on the following issues: <ul style="list-style-type: none">• The plot is too small for this size of building and it is doubtful that the actual design will fit the plot;• A design that is out of keeping with the area, incongruous and out of scale with other nearby properties. The building would completely fill the plot and it is too high and too close to the road, making it over-bearing.• Adverse impact on neighbouring properties, with loss of light and significant over-look of bungalows that lie several metres below the proposed house;• The plot is green amenity area and development would result in loss of valuable open space;• Risk of surface water flooding and increased flooding risk;• Highways access safety issues with poor visibility from the steep drive. b) A letter objecting to the revised application 7/2020/5829, Hill Rising, Smithy Lane, Bowness has been received from the neighbouring property. They wish to make the following representations and ask that the sub-committee recommend refusal on the following grounds: <ul style="list-style-type: none">• The positioning of the proposed chimney to the windows of their own property and the potential detrimental impact on health;

Signed as a true and accurate record:



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	<ul style="list-style-type: none">• The height of the proposed balcony on the NE elevation, which could impact on the amenity of neighbouring property;• The potential for the proposed out-building to hinder future maintenance of the neighbouring boundary wall.
234.	Member/Clerk Announcements: NONE
235.	<p>Planning Applications: The following recommendations were agreed:</p> <p>a) 7/2020/5794: Land to the north of 16 Rayrigg Rise, Bowness: Construction of 2 storey, 3-bedroom house to meet local housing need. Resubmission of 7/2020/5478. (11/1) <u>Recommend refusal:</u> The proposed house is incongruous, being out of scale for the very restricted space available. The house would occupy the same footprint as the design which was previously refused. It would almost certainly completely fill the plot, which is, in effect, the widest part of a grass verge on the east of the shared private drive. The plot has virtually no space surrounding it, other than the steeply rising ground to the east. There would be extremely limited space between the proposed building and the edge of the shared access drive. The design is out of character with the neighbouring properties, all of which are set well away from the shared private access. All but 2 of the neighbouring properties are located lower than this plot, so the proposed house would be over-bearing and unneighbourly, significantly diminishing the privacy of these properties. We note the objections made by neighbours.</p> <p>b) 7/2020/5810: Shireburn, Elleray Cottage, Elleray, Windermere: Amendment to condition no. 2 (plans) on planning permission 7/2014/5199 (New house in garden) to install raised decking and railings along the northern and western property boundary (12/1) The sub-committee with reluctance submits <u>no objection</u> to this proposal. We note that the construction was commenced 2 months prior to the planning application being submitted and the very large and prominent balcony, overlooking the public footpath, is now virtually complete. All without any planning approval.</p> <p>c) 7/2020/5829: Hill Rising, Smithy Lane, Bowness: Replacement of sub-standard dwelling house & garaging with associated hard & soft landscaping (Re-submission of 7/2020/5438) (13/1) We note that there is a long history of previous applications. This amended application contains new plans for the chimney positioning below the windows level of the neighbouring property. There are concerns that, when in use, the fumes could be a nuisance and potentially a health risk to the neighbours. On those grounds, we recommend <u>Refusal</u>.</p>

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d)7/2020/5839: 3, Annisgarth Close, Bowness: Single storey rear extension, alterations to existing front conservatory and replacement windows throughout. Internal re-modelling (14/1). Note: Already decided by LDNPA as GRANTED
Recommend Approval: Improvement

e)7/2020/5586: Henry Roberts Bookseller, Crag Brow, Bowness: 1 no. fascia sign and 1 no. projecting sign both internally illuminated (15/1)
The sub-committee note that the change of use for this building has been refused by the LDNPA and that this application is rather academic.
Recommend Refusal: Internally illuminated and totally out of keeping with the conservation area.

f)7/2020/5844: Hideaway Hotel, Phoenix Way, Windermere: Change of use from Use Class C1 (hotel/guest house) to C3 (self/catering house) following refusal of 7/2020/5556 (20/1)
No objections.

g)7/2020/5853: Kesdadale, Windermere: Garage extension replacement balcony and raised patio (20/1)
No objections. The proposals are in keeping with the other modernised buildings in the vicinity.

h)7/2020/5770: White House, Robinson Place, Bowness: General refurbishment and upgrading: internal timber partitioning to reconfigure accommodation layout, move doorway at first floor, creation of ensuite facilities, repairs to windows on a like-for-like basis, repairs to floors, rewiring, replumbing, installation of fire detection system, replastering and redecoration (1/2)
The sub-committee will support this attractive and important building being saved from dereliction and has no objections to the internal alterations that are proposed. However, the proposals for the external works and windows lack some details and we would seek assurance that conditions are imposed on any approval that ensure that the character and appearance of the building is not compromised. We also draw attention to the importance of adequate parking provision as this building is in a very central and restricted plot in the conservation area.

i)7/2020/5834: Ferney Cross, Kendal Road, Bowness: Basement repairs and tanking (5/2)
Recommend Approval: Improvement

j)7/2020/5826/5832 (LB): Hazelrigg, Kendal Road, Bowness: Ground floor extension, two additional window openings to first floor and internal alterations (9/2)

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No objections provided that the issues highlighted in the letter of representation from the neighbouring property are dealt with, in particular review of the plans for the balustrade design. (Please note that this letter of representation was attached to 7/2020/5834 on the LDNPA online file rather than to this application 5832).

k)7/2021/5013: Ghyll Crag, Newby Bridge Rd, Bowness: Proposed single storey building to house swimming pool (10/2)
Leave for Cartmel Fell Parish Council to comment.

l)7/2021/5016: 10, Belsfield Court, Bowness: 1st floor kitchen extension on existing balcony to rear elevation. Ground floor bedroom extension and increase in size of existing veranda at first floor and creation of new veranda at second floor level with glazed balustrade and doors to front elevation (11/2)

The sub-committee supports the proposals to renovate and improve this property, but has concerns on one specific aspect of the plans for the upper level extension. There are concerns that these could impact on the privacy of neighbours and set a precedent for similar upper level extensions which could have negative visual impact. On this basis, we recommend refusal of these plans.

m)7/2021/5017: The Yews, Storrs Park, Bowness: Partial re-roofing of house. (11/2)
Recommend Approval. Improvement and will help preserve a listed building.

n)7/2021/5010: Park Lodge, Lake Road, Windermere: Removal of existing roller garage doors and installation of set of french style double doors with timber cladding to attached panels. (16/2)
No objections.

o)7/2020/5822: Grey Gables, Storrs, Bowness: Construction of a new timber jetty to replace existing dilapidated timber jetty and associated dredging (12/2)
Recommend Approval: Improvement and like for like replacement.

p)7/2021/5023: The Howe, Patterdale Road, Windermere: Erection of an outbuilding (17/2)
No objections but would recommend that the outbuilding is painted green to limit its visibility from Troutbeck.

q)7/2020/5034: Royal Windermere Yacht Club, Fallbarrow Road: Dredging work to area of the lake shore around RWYC jetties to remove silt and gravel from lake (18/2)
No objections

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236.	<p>Tree Applications: The following recommendations were agreed: T/2020/0174: Highfield Cottage, Rayrigg Road, Windermere: Fell 23 trees and re-plant new trees. The sub-committee has concerns about the felling of so many healthy trees and cannot understand the reasoning that is given in the application. We are also aware that there is a TPO in preparation and out for consultation on this site, which would need to be taken into account. <u>Recommend refusal</u> given uncertainty.</p> <p>T/2021/010: 1, Fallbarrow Court, Windermere: Lime (number 1) - Crown lift away from building and car parking; Yew (number 2) - Reduce overhanging branches to clear car park area 5m (15/2) <u>No objections.</u></p> <p>T/2021/012: The Lodge, Kendal Road, Bowness: See report on trees. <u>No objection</u> to the proposals for pruning, but recommend refusal of the proposal to fell the Ash Tree unless it has shown ADB disease (in the November 2019 report, it only indicated that it was likely to get ADB).</p>
237.	<p>LDNPA Consulation on Supplementary Planning Documents in the Local Plan: It was agreed that a response from the Town Council is not necessary, given there is no change of policy.</p>
238.	<p>Planning Decisions: The planning decisions of the Lake District National Park listed on the agenda were noted.</p>
239.	<p>Follow Up List & Meeting to be organised with LDNPA The follow up list was reviewed and amended where necessary.</p>
	<p>The meeting was closed at 8.40pm</p>
240.	<p>Date of Next Meeting: Wednesday 24th February 2021 at 7pm.</p>

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